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MINUTES FROM ORLANDO PARTNERING TEAM MEETING ON 18 JANUARY 2000 NTC  
ORLANDO FL  
1/18/2000  
NAVFAC SOUTHERN

**ORLANDO PARTNERING TEAM  
MEETING MINUTES**

03.04.00.0045

00163

**Orlando, FL  
18-19 January 2000**

Team Leader - Rick Allen  
Recorder -- David Grabka

Gate Keeper/Timekeeper -- Wayne Hansel  
Facilitator - None

***ATTENDEES:***

OPT MEMBERS:

Al Aikens  
Rick Allen  
David Grabka  
Wayne Hansel  
Steve McCoy  
Nancy Rodriguez

SUPPORT MEMBERS:

Nick Ugolini (SDIV)  
John Kaiser (Tier II)  
Flip Altman (Tier II)

GUESTS:

Dick Shields (Orlando  
Partners)  
Stacy Beyer (Orlando  
Partners)  
Dave Twedell  
(NODARSE)

***Handouts Discussed At the Meeting***

1. SA 21 Decision Document
2. Draft (revised) Success Story - Sediment at OU-4
3. Open OPT ACTION ITEMS (Updated January 2000)
4. UST/IR Update and Status (January 2000)
5. Environmental Status and Institutional Controls Implementation Manual
- 6.

January 18, 2000

***Check-In, Action Item Review***

Rick Allen opened the meeting at 1:00 p.m. with all OPT Members listed above in attendance. Steve Tsangaris was not able to attend because he broke his elbow. Ann Marie did not get permission to attend. Barbara is out attending funeral of her father-in-law. Nancy had a great vacation; she will be going after her P.E. in April. Rick is done with surgery on his hands; his left hand is actually doing better than his right. John K. is going to be a daddy again. Wayne's son's iguana died. Nick solved his Y2K problem. Dave was doing wonderful. Ground Rules were reviewed after sharing personal updates. The following *ACTION ITEMS* were reviewed. Carry-over action items are listed on the Action Item Summary attached. Agenda was reviewed and modified.

***ACTION ITEM REVIEW***

**ACTION ITEMS from December 1999 OPT Meeting**

1. **Action Item:** OPT to review OU3 DRAFT ROD and send comments to Rick Allen one week prior our next team meeting. **Status:** Done.--
2. **Action Item:** To Assist Dave in completing the FDEP site database, Steve to provide lat./long. coordinates for each SA, OU, and tank site. Rick/John to provide "pill map" to Steve to help locate tanks. **Status:** Done.
3. **Action Item:** Steve to incorporate IC text into SA2 and SA52 decision documents. **Status:** Done, discussed during meeting.
4. **Action Item:** HLA to modify draft ROD document when comments are received. **Status:** Ongoing.
5. **Action Item:** Steve to develop decision documents for SA21 and SA25. **Status:** Ongoing.
6. **Action Item:** Steve to survey and mark restricted areas and site boundaries (SA29, SA2, and OU2). **Status:** Ongoing.

7. **Action Item:** Al, Steve, and Rick will coordinate to complete schedule. Final will be distributed to the OPT for site management, business planning purposes, and developer coordination. Final will be uploaded to David Pullman/CH2M HILL to compile in the master schedule for SouthDiv. **Status:** Ongoing?
8. **Action Item:** Have discussions with FDEP risk assessors regarding the PAH risk calculation process (SA 54). **Status:** Ongoing (additional delineation necessary).
9. **Action Item:** Steve to sample surface soil at the former excavation at Bldg 2079, for lead at four sidewall locations to verify concentrations at the edges of the excavation. Resample south wall of former excavation for arsenic. **Status:** Ongoing
10. **Action Item:** Rick: When data are available revise SA35 SSR, update report and revise as per comments received during the meeting. **Status:** Ongoing
11. **Action Item:** Dave to investigate risk-based remedies for exceedances at excavation boundaries at SA40. **Status:** Done. Discussed during meeting.
12. **Action Item:** Rick: Update SA40 SSR as per comments received during the meeting and Dave's recommendation for a risk-based remedy. **Status:** Ongoing.
13. **Action Item:** Nick: Excavate soil around the four soil sample locations at SA 16 (9, 11, 13, and 14). **Status:** Will be done when soil excavations are done - likely in February.
14. **Action Item:** Al to make copy of statewide sediment quality report (waste characterization for disposal) and send to Steve McCoy. **Status:** Done.
15. **Action Item:** John K.: E-mail draft of success story to OPT prior to next meeting. **Status:** Done
16. **Action Item:** OPT to evaluate options for handling SA 18/secondary standards and communicate with other team members prior to next meeting. (Agenda item for next meeting - 2 hours). **Status:** Done. Discussed during meeting.
17. **Action Item:** John K to find pill map and transmit to TiNUS. **Status:** Done. See A.I. #2.
18. **Action Item:** Barbara to coordinate Cape Canaveral field trip. **Status:** Dropped. Trip cancelled.

### UST/IR/Transfer Updates

1. UST/IR: See handout, UST Update and Status, January 2000. See handout (updates are bold/italicized in the handout).

**Action Item:** Nick to get Monitoring Only Plan for Building 200 under contract.

Building 2426 Source Removal Report Addendum. Groundwater was at 4 ft. bls. John believes site will probably qualify for NFA.

**Action Item:** Al/Steve T. to get as-built of the AS/SVE system at Building 7174 to FDEP.

OU-2: Steve M. hasn't received any comments on the radiological speciation workplan detailed in his e-mail. Nancy says her reviewer has concurred with the locations specified in Steve's e-mail. Tetra Tech to proceed.

OU-3: Comments on the draft ROD have been received.

OU-4: KmnO4 pilot study still has not begun. HLA is awaiting delivery of control panel from CARUS.

SA 35, SA 36: Resampling to be done in February.

SA 37: Waiting for final copy for signature.

SA 2, 52, OU-3: Quarterly monitoring to begin January 19, 2000.

SA 16: No change. Detachment to do soil removals.

SA 17 and 18: No changes.

Revised 02/07/00, 1:18 PM

SA 21: Draft decision document here for review.

SA 25: Draft decision document in the works.

SA 40: On agenda.

SA 52: Latest round of analyticals shows reversal from previous round. Downgradient well is now below detection limits and source well had a detection of dieldrin above its GCTL. Team spoke briefly concerning the detection limits being reported for dieldrin.

2. Transfer:

- City to get 120 acres at McCoy Annex and 14 acres at Herndon.
- Herndon and GOAA FOSTs are in the works.
- Developer wants us to start creating FOST Addendums for sites we have closed out but that were excluded from the transfer.
- Only 1 major FOST left, McCoy Annex landfill/golf course.

3. Tier II:

- Nothing new to report.
- Next Tier II meeting 15<sup>th</sup>, 16<sup>th</sup>, 17<sup>th</sup> of March in Orlando.

### Orlando Partners and NODARSE presentation to the OPT

- Concerning the arsenic soil remediation on the main base golf course, the proposed sampling and analysis to be done (compositing samples over a two foot depth), that data will not be used to determine whether an area can be excluded from any more work. Rather, that information will be used to determine where mixing/tilling will achieve the required cleanup levels. If the two foot composite sample shows that mixing/blending will not reduce contamination to the required level, discrete depth samples are to be analyzed to determine how much soil would need to be removed. The whole golf course area is to be mixed/tilled after hot areas have been removed, most likely the tees and greens. Nothing will be done on areas that were excluded from transfer at Study Areas 8 and 9.
- On December 4<sup>th</sup>, Orlando Partners submitted permit for asbestos abatement.
- Demolition work will not proceed until the asbestos abatement and resource recovery has been completed.
- They are in the process of obtaining an ecomanagement permit.
- People wishing to visit the Main Base will need to take a safety course prior to be allowed in. Also, for times when construction/demolition activities are occurring, proper personal safety equipment will be required to be worn.

### SA 18 Secondary Standard Options

Dave and the team proceeded to brainstorm options for responding to secondary standard issues at Study Area 18.

1. Use Study Area data from McCoy Annex to show that iron and possibly aluminum concentrations in groundwater are a regional condition and not related to site activities.
2. Fully delineate iron exceedances and determine boundaries (for monitoring and groundwater use restrictions). Iron would only need to be delineated to its reference concentration (twice average background).
3. Site specific background study.
4. Remediate.

Revised 02/07/00, 1:18 PM

5. Close out site without regulatory concurrence.
6. Stall and hope.

**Action Item:** Dave to check with other RPMs and management to determine whether other sites in Florida are being addressed/remediated for secondary standards exceedances only. **Status:**

**Action Item:** Steve to look at data from McCoy Annex sites to determine if other study area investigation wells can be used for identification of regional groundwater quality for use in comparison to SA 18 results. **Status:**

January 19, 2000

### **Study Area 2 Decision Document**

Team reviewed and discussed Study Area 2 Decision Document. Some changes were noted that needed to be changed. Dave (FDEP) said the state is not ready at this time to make a final decision on the benzene plume area. The state isn't comfortable making a final decision on monitored natural attenuation until the years worth of monitoring has been completed. Dave suggested referring to the decision on monitoring as not a final decision, but as an interim decision to get more data to make a final decision. Wayne correctly pointed out that if the data after one year looks promising that the decision to monitor the site will be a contingency decision. The state however is not comfortable because the focused feasibility study showed that adding ORC would not only remediate the site quicker than natural attenuation only, but that it would be cheaper as well.

**Action Item:** After Steve M. makes the required changes to the decision document to SA 2, Dave to get written comments back to him.

### **Study Area 52 Decision Document**

Team reviewed the Study Area 52 Decision Document. Minor changes were found to be made.

### **Study Area 21 Decision Document**

Steve handed out draft Study Area 21 Decision Document. Study Area 25 Decision Document has not been completed as yet. Steve felt that by getting problems hashed out on SA 21, SA 25 could just incorporate the changes agreed upon. This property has already been transferred to the Department of Interior. The decision was to implement institutional controls on the property. This decision document will fill in a gap concerning our decision on this study area. The decision to implement land use restrictions on the property was stated in the FOST.

**Decision:** Regarding institutional controls, for SA 21 Decision Document we will use the more general language as in the FOST and EBST, not the detailed description of implement the restrictions by perpetual conservation easements, restrictive covenants, etc.

**Action Item:** Wayne to look into where the Department of Interior is in the process of creating deeds for the area they control. Wayne also to advise them that institutional controls are required for properties that they currently own.

### **OU-4 Sediment Success Story**

A table top review was done to Dave's revision of John K.'s draft. Revisions were given to John to prepare a final draft for the team's review.

### **OU-3 ROD**

Rick brought up problem using EPA guidance for natural attenuation for this site as no biodegradation will occur to arsenic. Nancy said that the guidance could be used, but delete out all parts relating to biodegradation. Contaminant reductions will occur by adsorption, diffusion, dispersion and dilution.

Steve M. mentioned that their analytical lab has changed its methods (sample preparation?) to hopefully achieve lower detection limits for MCPA and MCPP.

A discussion as to whether we should go ahead with the ROD or not occurred. One problem is that the data that TetraTech is collecting may not support our ROD decision to only monitor the site. It was realized that we may need to start from scratch if the data does not support our decision.

## **SA 40**

A lively discussion occurred. FDEP cannot concur that a 95% UCL calculation from samples taken from the entire study area property is an appropriate methodology to allow residential SCTL exceedances to be left in place prior to property transfer of Study Area 40. FDEP related that the methodology was created to allow exceedances in individual samples taken inside an appropriate exposure area where there is enough information to show that for that exposure area, a 95% UCL calculation shows that a persons overall exposure to the area will be protective. Dave believes that FDEP policy is to use one quarter acre as an acceptable exposure area size for residential lots. However, as the area is to be developed for multi-family housing, the team decided to derive a site specific SCTL for a multi-family housing scenario.

**Action Item:** Steve M. to attempt to derive site specific SCTL for multi-family housing scenario. (Study Area 40)

**Action Item:** Dave to look up 95% UCL and 3 X hot spot removal guidelines to determine if guidelines specify quarter acre as exposure area for the residential scenario. (Study Area 40)

**Action Item:** Wayne to get with developer to determine if they can live with restrictions that would be necessary to restrict exposures to that agreed for a multi-family housing scenario. (Study Area 40)

## **Environmental Status and Institutional Controls Implementation Manual**

Steve M. provided a draft copy of the manual. A short time was allowed for a table top review.

**Action Item:** Steve M. to revise copy of Environmental Status and Institutional Controls Implementation manual based upon comments received during the table top review.

## **SA 2, 3, 52, OU-3, OU-4 Quarterly Reports**

SA 2 report in preparation, January sampling taking place as we speak.

SA 3 report was issued last month. NFA appropriate. Mechanism to remove groundwater use restriction will need to be worked out.

OU-3 report in preparation, January sampling to take place soon.

OU-4 samples are in the lab, should be available at March meeting.

OU-1 samples are in the lab, should be available at March meeting.

A short discussion occurred concerning IDW disposal for wastewater permit requirements.

**Action Item:** CH2M Hill to prepare letter stating volumes of wastewater disposed and where disposed.

## **RAB Preparation**

RAB presentation will be on the KMnO4 pilot study at OU-4.

## **Parking Lot**

OU-2 Radiological speciation. EPA reviewer has looked at work proposed. The correct sample locations have been chosen. FDEP is deferring to the EPA specialists in this regard.

SA 16 Work Plan for soil excavations.

**Action Item:** HLA to provide site map showing areas to be removed and dig volumes (SA 16) to Nick so he can get work authorized for the former Detachment when they do our removals with our petroleum sites.

Next meeting. The next meeting will be in Charleston on February 9<sup>th</sup> starting at 10:00 am.

**Action Item:** Wayne to register the team for the Navy's Remediation Conference and Innovative Technologies at the Hilton Airport hotel for February 10<sup>th</sup>. Wayne to get with team if individuals need to register separately.

*Critique, Agenda, Close-Out*

POSITIVES (+)

Nothing positive about this meeting.

DELTAS (Δ)

Nothing negative about this meeting.

*Future Meeting Schedule*

January 18 and 19, 2000 (afternoon start on 1/18) - Orlando

February 9, 2000 - Charleston

March 14 and 15, 2000 - Orlando

**OPT AGENDA**  
**February 9, 2000**  
**Orlando, FL**

**TEAM ASSIGNMENTS**

Team Leader: Dave Grabka  
 Recorder: Wayne Hansel  
 Gate/Timekeeper: Steve McCoy  
 Facilitator: Ann Marie Lyddy  
 Tier II Link: Flip Altman

**SUPPORT**

Barbara Nwokike (SDIV)  
 Nick Ugolini (SDIV)

**EXPECTED GUESTS**

<u>Time</u>	<u>Subject</u>	<u>Objective</u>	<u>Lead</u>
<b>Wednesday, February 9</b>			
✓1000	Check-In, Action Item Review	Administration	DG
✓1045	UST/IR/Transfer Updates	Information transfer	RA/WH
1130	Tier II Updates	Information transfer	FA
1200	<b>LUNCH</b>		
1300	SA 18 Background Analysis	Information transfer/	SM
1400	Quarterly reports OU-3, SA 2	Discussion/Decision	SM
1445	<b>BREAK</b>		
1500	SA 40	Discussion/Decision	SM/DG/WH
1600	OU-2	Discussion	SM
1630	OU-4	Discussion	RA
1700	Check out		DG
1730	Adjourn		
<b>Thursday, February 10</b>			
	Remediation and Innovative Technologies Conference		